001.0	0001	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,600 / 894,600
					USE VALUE:	894,600 / 894,600
					ASSESSED:	894,600 / 894,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-28A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HERRERA MARIA D	
Owner 2:	NYAMBOSE JOSHUA	
Owner 3:		
Street 1:	34 OAK AVE	
Street 2:		
Twn/City:	BELMONT	
St/Prov:	MA	Cntry:
Postal:	02478	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1907, having primarily Asbestos Exterior and 3125 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	457,500	5,100	432,000	894,600
Total Card	0.092	457,500	5,100	432,000	894,600
Total Parcel	0.092	457,500	5,100	432,000	894,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.27 | /Parcel: 286.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	313
GIS Ref	
GIS Ref	
Insp Date	08/26/17

!30!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	457,900	5100	4,000.	432,000	895,000	895,000	Year End Roll	12/18/2019
2019	104	FV	350,700	5100	4,000.	459,000	814,800	814,800	Year End Roll	1/3/2019
2018	104	FV	350,700	5100	4,000.	334,800	690,600	690,600	Year End Roll	12/20/2017
2017	104	FV	350,300	5100	4,000.	291,600	647,000	647,000	Year End Roll	1/3/2017
2016	104	FV	350,300	5100	4,000.	248,400	603,800	603,800	Year End	1/4/2016
2015	104	FV	311,100	5100	4,000.	243,000	559,200	559,200	Year End Roll	12/11/2014
2014	104	FV	311,100	5100	4,000.	199,800	516,000	516,000	Year End Roll	12/16/2013
2013	104	FV	324,100	5100	4,000.	190,100	519,300	519,300		12/13/2012

PRINT

Date	Time
12/10/20	15:55:36

LAST REV

Date	Time
09/13/17	15:00:13

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 30

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERRERA MANUEL	27864-595		11/13/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	313
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT
9/20/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98599994
Const Adj.:	0.94050002
Adj $ / SQ:	157.647
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662971
Depreciation:	205521
Depreciated Total:	457450

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 5 | Baths: 2 | HB

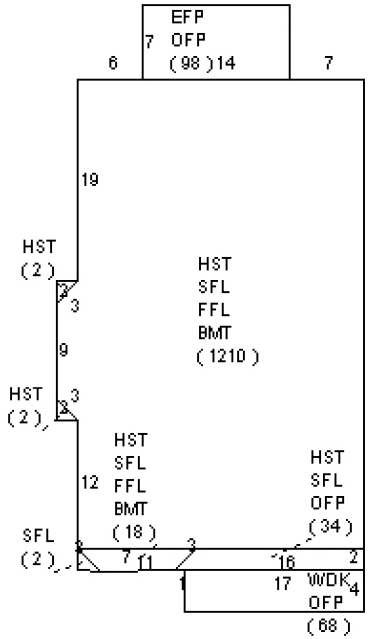
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	157.65
Special Features:	0	Val/Su Net:	96.95
Final Total:	457500	Val/Su SzAd	146.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,264	157.650	199,265
BMT	Basement	1,228	47.290	58,077
FFL	First Floor	1,228	157.650	193,590
HST	Half Story	633	157.650	99,790
OFP	Open Porch	200	23.280	4,655
EFP	Enclos Porch	98	51.730	5,070
WDK	Deck	68	15.050	1,023

Net Sketched Area: 4,719 | Total: 561,470

Size Ad 3125 | Gross Are 5352 | FinArea 3125

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100